

**ALTUS CITY COUNCIL MEETING  
MINUTES  
OCTOBER 6, 2015**

**1. CALL TO ORDER**

The City Council of Altus, Jackson County met in regular session Tuesday, October 6, 2015 at 6:46 p.m. in the Council Chambers of City Hall. Notice of the agenda was duly filed and posted in the office of the City Clerk, October 1, 2015 at 1:50 p.m.

**2. ROLL CALL**

The Clerk's roll call indicated the following members present:

Jack Smiley - Mayor  
Presiding

Rick Henry	Jon Kidwell
Jason Winters	Kevin McAuliffe
Dwayne Martin	Doyle Jencks
Perry Shelton	Chris Riffle

Absent: None

**Also Present:** David Fuqua, Catherine Coke, Matt Wojnowski, Jan Neufeld, Debbie Davis, Donita Beers, Linda Walker, Janice Berryhill, Tracy Sullivan, Ken Pike, Jerry Gibson, Angie & Dennis Murphy, Lloyd Colston, Daniel Adams, Steve Perry, Kyle Davis, Barbara Burleson, Gene Leister, Johnny Barron, Phillip Beauchamp, Freddy Perez, Mike Villareal, Steve Caesar, Gary Brickley, David Player, Jan Ivan Oden, Mark Olson, Henry Hartsell, Officer Billy Fowler, Officer Mike Munn, Officer Keith Spooner, Detective Rusty Williams and other public.

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**3. COMMENTS FROM AUDIENCE**

None

**4. CONSIDER THE CONSENT AGENDA LISTED BELOW AND VOTE TO APPROVE THE MINUTES OR APPROVE WITH ANY CHANGES AS NOTED.**

- A. APPROVE MINUTES FOR ALTUS CITY COUNCIL MEETING ON SEPTEMBER 15, 2015.**
- B. RECEIVE AND ACKNOWLEDGE RECEIPT OF CLAIMS LIST**
- C. BUDGET AMENDMENT IN THE AMOUNT OF \$4,380.53 RECOGNIZING RECEIPT OF (1) EDC TOURISM FUNDS FOR CHRISTMAS IN THE PARK AND (2) INSURANCE PROCEEDS FOR REPAIRS TO POLICE UNIT #1061 AND APPROPRIATING THEM TO BE SPENT AS INTENDED.**
- D. BUDGET AMENDMENT IN THE AMOUNT OF \$217,516.75 TO RE-ENCUMBER PRIOR YEAR PURCHASE ORDERS THAT WERE NOT PAID IN THE PRIOR YEAR.**
- E. ACKNOWLEDGE MONTHLY REPORTS , NOTICES AND MINUTES AS FOLLOWS:**

**MAIN STREET ALTUS (September) - A**

Motion made by KIDWELL and seconded by McAULIFFE to approve the Consent Agenda.

The Mayor called for the vote recorded as follows:

**YEA:** Shelton, Jencks, Henry, McAuliffe, Kidwell, Martin, Riffle, Winters, Smiley

**NAY:** None

Motion carried 9-0

**5. CONSIDER, DISCUSS AND VOTE TO AUTHORIZE THE CITY MANAGER TO SIGN THE SINGLE AUDIT ENGAGEMENT LETTER AND THE COMPILATION ENGAGEMENT LETTER FOR THE YEAR ENDED JUNE 30, 2015, BETWEEN THE CITY OF ALTUS AND THE AUDIT FIRM OF ARLEDGE & ASSOCIATES, P.C. OF EDMOND, OKLAHOMA, OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** Since we will be working in connection with Crawford and Associates to review and prepare the financial statements and provide documentation that the audit firm will be auditing the negotiated price is \$26,500. In addition, the Compilation Engagement letter covers their firm's review of the report that is required to be filed with the State auditor & Inspector of the State of Oklahoma. The fees for these services are included with the \$26,500 fee as stated above.

This item presented by Jan Neufeld, CFO

Motion made by SHELTON and seconded by RIFFLE to authorize the City manager to sign the Single audit engagement Letter and the Compilation engagement Letter for the year ended June 30, 2015 between the City of Altus and the audit firm of Arledge & Associates, P.C.

The Mayor called for the vote recorded as follows:

**AYE:** Riffle, Martin, Jencks, Shelton, Henry, McAuliffe, Winters, Kidwell, Smiley

**NAY:** None

Motion carried 9-0

**6. CONSIDER, DISCUSS AND VOTE TO APPROVE A CONTRACT BETWEEN THE CITY OF ALTUS, THE ALTUS MUNICIPAL AUTHORITY AND HAYNES EQUIPMENT COMPANY, LLC, OF OKLAHOMA CITY, OKLAHOMA FOR THE WELL CONTROLS AND TELEMETRY, ALTUS BID NO. 19000, OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** At the September 15, 2015 Authority meeting, the Board approved awarding the bid for this project to the low bidder Haynes Equipment Company LLC, as recommended by the Project Engineer, SBC Consulting Engineers. This Project was advertised in the name of the City of Altus/Altus Municipal Authority. The project consists of furnishing and installing equipment to control and monitor seven (7:) existing wells in the Round Timber and Holloway well fields located just south of the Red River on the west side of US Highway 283 in Wilbarger County, Texas. The City has Groundwater Leases for these wells. The purpose of this agenda item is to approve the contract between the parties, with agenda items on both the authority and City agendas.

This item presented by Catherine Coke, City Attorney

Motion made by MARTIN and seconded by WINTERS to approve A Contract between the City of Altus, the Altus Municipal Authority and Haynes Equipment Company, LLC for the Well Controls and Telemetry, Bid #19000.

The Mayor called for the vote recorded as follows:

**AYE:** Shelton, Martin, Jencks, Henry, McAuliffe, Winters, Kidwell, Riffle, Smiley

**NAY:** None

Motion carried 9-0

**7. CONSIDER, DISCUSS AND VOTE TO APPROVE RESOLUTION NO. 2015-37 APPOINTING STEVE WINFREY, GENERAL MANAGER FOR HAYNES EQUIPMENT COMPANY, LLC, OF OKLAHOMA CITY, OKLAHOMA AS PURCHASING AGENT FOR THE WELL FIELD CONTROLS AND TELEMETRY, ALTUS BID NO. 19000 PROJECT, OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** On October 6, 2015, both the Altus Municipal Authority and the City Council on behalf of the City of Altus, by separate agenda items, voted to award the Contract under Altus Bid No. 19000 to Haynes Equipment Company, LLC, of Oklahoma City, Oklahoma in the amount of \$108,460.00 as recommended by the Project Engineer, Steve Cesar, P.E. as the lowest and best bid. Addendum No. 1 to the Contract Documents, Item 2 provided the contract will be exempt from sales tax with the City appointing the Contractor as Purchasing Agent for the City for this Project. It is now timely to appoint an individual with this low bidder as the City's Purchasing Agent pursuant to 61 O.S.A. Section 103.2.

This item presented by Catherine Coke, City Attorney

Motion made by SHELTON and seconded by McAULIFFE to approve Resolution No. 2015-37 appointing Steve Winfrey, General Manager for Haynes Equipment Company, LLC as the Purchasing Agent for the Well Field controls and telemetry Bid #19000.

The Mayor called for the vote recorded as follows:

AYE: Shelton, McAuliffe, Winters, Martin, Jencks, Riffle, Kidwell, Henry, Smiley

NAY: None

Motion carried 9-0

**8. CONSIDER, DISCUSS AND VOTE TO APPROVE RESOLUTION NO. 2015-38 ACCEPTING QUIT CLAIM DEED NUMBER 15-LM-60-2502 CONVEYING 1.35 ACRES OF LAND TO THE CITY OF ALTUS FROM THE USA ACTING THROUGH THE BUREAU OF RECLAMATION FOR ALTUS/QUARTZ MOUNTAIN REGIONAL AIRPORT OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** For several months the Airport Manager has been dealing with this issue. The City accepted a Federal Grant to install fencing around the northern boundary of the Altus/Quartz Mountain Regional Airport with Toby Baker, P.E. as the Project Engineer. An existing BOR lateral next to a road has presented an issue<sup>3</sup>. The BOR (Board of Reclamation) has determined that this Quit Claim Deed is a public benefit conveyance and solves the fencing location issue.

This item presented by Mayor Jack Smiley

Motion made by HENRY and seconded by RIFFLE to approve Resolution No. 2015-38 accepting Quit Claim Deed Number 15-LM-60-2502 conveying 1.35 acres of land to the City of Altus from the USA acting through the Bureau of Reclamation for Altus/Quartz Mountain Regional Airport.

The Mayor called for the vote recorded as follows:

AYE: Shelton, Martin, Jencks, Henry, Kidwell, Riffle, Winters, McAuliffe, Smiley

NAY: None

Motion carried 9-0

**9. CONSIDER, DISCUSS AND VOTE TO REMOVE THE ORDER OF DEMOLITION AND NOTICE OF DILAPIDATION AND LIEN FILED ON APRIL 20, 2015 AGAINST THE PROPERTY OWNER OF 709 SOUTH BENSON, DBC 11-05 AND/OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** Gambino Julian, property owner of 709 S. Benson, appealed to the City Council to rescind the Order of Demolition and Notice of Dilapidation and Lien filed by the City to remove the dilapidated building at 709 S. Benson. The Council voted to allow the owner 120 days to continue work on the rehab of the building with a report to be given to Council in 60 days of the progress. The progress report was placed on the July; 21, 2015 Council agenda. The owner did not attend the meeting and no action was taken. The owner was notified to attend the October 6, 2015 meeting to update the Council in his progress in the rehab of the structure within the last 120 days.

This item presented by Barbara Burleson, Planning Director

Mr. Julian came before the Council and requested that he be given 15 days to demolish the structure and clean up the debris himself.

Motion made by MARTIN and seconded by KIDWELL to allow Mr. Julian 15 days to demolish and clean up the debris located at 709 S. Benson.

The Mayor called for the vote recorded as follows:

AYE: Winters, Martin, Jencks, Riffle, Kidwell, McAuliffe, Shelton, Henry, Smiley

NAY: None

Motion carried 9-0

**10. CONSIDER, DISCUSS AND VOTE TO APPROVE ORDINANCE NO. 2015- 20 ACCEPTING THE RECOMMENDATION OF THE ALTUS CITY PLANNING COMMISSION (ACPC) CHANGING THE ZONING CLASSIFICATION OF THE TRAILS AT KERR CREEK ADDITION DESCRIBED AS FOLLOWS:**

A tract of land in the Southwest Quarter of Section 4, Township 2 North, Range 20 West of the Indian Meridian, Jackson County, Altus, Oklahoma, further described as follows:

Beginning at the Northwest Corner of Hunter Pointe Addition, Part X; Thence S00°26'30" W, along the west line of said Hunter Pointe Addition, Part VII, a distance of 1219.19 feet; thence along a curve to the left having a radius of 235.00 feet for an arc distance of 169.07 feet (having a chord bearing of S72°40'15"W - 165.45 feet) to a point on the east line of Heritage Way First Addition; thence N38°30'00"W along the east line of said Heritage Way First Addition; a distance of 1289.02 feet; thence N26°07'20"W, along the east line of said Heritage Way First Addition, a distance of 310.99 feet; thence N 88°59'09" W., along the North line of said SW 1/4, a distance of 1106.87 feet to the POINT OF BEGINNING, containing 19.30 acres more or less.

BEARING DATUM: Oklahoma State Plane Zone, NAD 83

**FROM AGRICULTURE (AG) TO AUTO-URBAN RESIDENTIAL (AR).**

**BACKGROUND:** The Kerr Trust, applicant and owner and Wintree Homes, LLC developer, seeks to rezone an undeveloped 19.30 acre tract located adjacent to Hunter Pointe Addition from Agriculture (AG) to Auto-Urban Residential (AR). The developer proposes to subdivide The Trails at Kerr Creek into 70 lots for single-family residential development with detached housing units.

ACPC Case No. 15-08 was approved by the ACPC during a Special Meeting on September 24, 2015. The notice of the Public Hearing was published in The Altus Times on September 3, 2015 with forty-eight property owners within 300.0 feet of the proposed site notified by mail of the ACPC meeting. There were not any property owners present during the meeting or any comments received from the public concerning the request. The Planning Commission voted to approve the rezoning request.

During the September 24, 2015 ACPC meeting, the Preliminary Plat for The Trails at Kerr Creek was approved by the ACPC. The Final Plat for the addition is pending.

This item presented by Barbara Burleson, Planning Director

Motion made by KIDWELL and seconded by SHELTON to approve Ordinance No. 2015-20 accepting the recommendation of the Altus City Planning Commission (ACPC) changing the zoning classification of the property mentioned above from Agriculture (AG) to Auto-Urban Residential (AR).

The Mayor called for the vote recorded as follows:

AYE: Riffle, Martin, Jencks, Shelton, Henry, McAuliffe, Winters, Kidwell, Smiley  
NAY: None  
Motion carried 9-0

**11. CONSIDER, DISCUSS AND VOTE TO APPROVE ORDINANCE NO. 2015- 21 ACCEPTING THE RECOMMENDATION OF THE ALTUS CITY PLANNING COMMISSION (ACPC), CHANGING THE ZONING CLASSIFICATION OF THE MESQUITE MEADOWS ADDITION AS FOLLOWS:**

A tract of land located in the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Two (2) North, Range Twenty (20) West of the Indian Meridian, Jackson County, Oklahoma more particularly described as follows:

Commencing at the Northwest Corner (NW) of said Northeast Quarter (NE 1/4), thence S00°46'37" W along the West line of said NE 1/4 a distance of 83.00 feet to the Point Of Beginning, said point also being the NE corner of University Heights Add. thence, S89°13'24"E, parallel to the north line of said NE 1/4 and along the south line of USA property filed in Book 61, Pg 644 in the Jackson County Clerk's Office, Jackson Co., Okla. a distance of 52.8 feet; thence S34°32'27"E, along the westerly line of said USA property a distance of 265.94 feet; thence S89°13'24" E, parallel to the north line of said NE 1/4 , a distance of 781.75 feet; thence S00°48'58" W, a distance of 1023.28 feet; thence N89°09'49" W, along the north line of City of Altus property filed in Book 973, Page 149-150 in the Jackson County Clerk's Office, a distance of 987.59 feet, to a point on the west line of said NE 1/4 and the east line of said University Heights Addition; thence N00°46'37" E. along the west line os said NE 1/4, said line being the east line of University Heights Addition, a distance of 1239.25 ft. to the POINT OF BEGINNING containing 23.84 acres, LESS AND EXCEPT the property previously conveyed to the United States of America by warranty deed recorded in Book 61, Page 644 of the Jackson County Clerk's Office contained within the above described property, containing 1.74 acres.

**FROM AGRICULTURE (AG) TO AUTO-URBAN RESIDENTIAL (AR).**

**BACKGROUND:** George Nassaney, Nassaney Land, LLC, developer, seeks to rezone an undeveloped 24.36 acre tract located adjacent to Polk Street and the Altus Cemetery from Agriculture (AG) to Auto-Urban Residential (AR). The application for the rezoning was filed by Mitch Worrell, Worrell Land and Cattle, LLC, owner and George Nassaney, Nassaney Land Company, LLC, developer. The sale of the property from the owner to the developer was completed on 8-31-2015. The developer proposes to subdivide the Mesquite Meadows Addition into 70 lots for single-family residential development with detached housing units. ACPA Case No. 15-06 was approved by the ACPC during a Special Meeting on September 21, 2015. The notice of the Public Hearing was published in The Altus Times on August 30, 2015 with forty-three property owners within 300.0 feet of the proposed site notified by mail of the ACPC meeting. Three property owners in the notification area were present at the ACPC hearing on September 21, 2015. After the concerns by the property owners were addressed, the Planning Commission voted to approve the rezoning request. Notice of the City Council Public Hearing concerning this request was published in the Altus times on August 30, 2015. Property owners within 300.0 ft of the area were notified by mail of the October 6, 2015 hearing.

During the September 21, 2015 ACPC meeting, the Preliminary Plat for Mesquite Meadows, ACPC-15-07 was approved by the "ACPC. The Final Plat for the addition is pending.

This item presented Barbara Burleson, Planning Director

Motion made by RIFFLE and seconded by HENRY to approve Ordinance No. 2015-21 accepting the recommendation of the Altus City Planning Commission (ACPC) changing the zoning classification of the above mentioned property from Agriculture (AG) to Auto-Urban Residential (AR).

The Mayor called for the vote recorded as follows:

AYE: Riffle, Martin, Jencks, Shelton, Kidwell, Winters, McAuliffe, Henry, Smiley

NAY: None

Motion carried 9-0

Diane Ritthaler, a property owner in the area commented “ there was a drainage ditch behind her house and the City of Altus is in charge of keeping it mowed. There is an area at the end of Cleveland street where the water drains into the drainage ditch. It grows up with weeds and grass and the water can not get through it, so the water stays on Cleveland street and blocks the use of the dumpster located there.” She questioned the care of the detention pond to be built there with the new subdivision.

City Manager, David Fuqua, addressed her concerns.

**12. CONSIDER, DISCUSS AND VOTE TO APPROVE AN AGREEMENT BETWEEN THE CITY OF ALTUS AND GEORGE NASSANEY, NASSANEY LAND COMPANY, LLC, DEVELOPER, TO ALLOW ACCESS INTO A PROPOSED ADDITION ON A RIGHT-OF-WAY ON CITY PROPERTY LOCATED ON THE SOUTHEAST CORNER OF PROPOSED ADDITION, FOR THE DEVELOPMENT OF A PLANNED DISTRICT HOUSING ADDITION WITH SINGLE-FAMILY HOUSING UNITS. THE NEW ROADWAY WILL CONNECT WITH THE EXISTING CLEVELAND STREET IN UNIVERSITY HEIGHTS ADDITION, OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** George Nassaney, Nassaney Land Company, LLC developer proposed to develop an approximate 25.0 acre tract in southeast Altus for single-family housing units. The addition will be developed using Planned District Housing Types contained in the Unified Development Code, Art. 3 Sec. 3.303. The proposed addition will provide approximately seventy housing units from 1,350.0 sf. to 1600 sf. The addition was initiated by the need for additional housing for the Altus Air Force Base personnel arriving for the new KC-46A program. Two means of egress are required for subdivisions and the developer proposes access from Falcon Road on the north and a right-of-way over the City property located on the southeast corner of proposed addition. The roadway will connect with the existing Cleveland Street in University Heights Addition. The housing units will be “total electric” with installation and service provided by Altus Power. The addition will not contain alleys and trash service will be provided by “poly-carts.” The Council approved an Agreement with George Nassaney, Nassaney Land Company, LLC, developer on August 18, 2015.

This item presented by Barbara Burleson, Planning Director

Motion made by HENRY and seconded by JENCKS to approve an Agreement between the City of Altus and George Nassaney, Nassaney Land Company, LLC, developer, to allow access into a proposed addition on a right-of-way on City property located on the southeast corner of the proposed addition for the development of a Planned District Housing Addition with single-family housing units. The new road way will connect with the existing Cleveland Street.

The Mayor called for the vote recorded as follows:

AYE: Henry, Riffle, Martin, Jencks, Shelton, McAuliffe, Winters, Kidwell, Smiley

NAY: None

Motion carried 9-0

**13. CONSIDER, DISCUSS AND VOTE TO APPROVE THE CITY OF ALTUS RESIDENTIAL ANTI-DISPLACEMENT PLAN 2015 FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SMALL CITIES SET-ASIDE PROGRAM, OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** The City Council last approved an Anti-Displacement Plan in 2008. The residential anti-Displacement Plan is required by the Oklahoma Department of Commerce for CDBG recipients. This is a follow-up to Item B2 in the Citizen Participation Plan which states “The proposed CDBG activities likely to result in displacement and the sponsoring unit of local government’s anti-displacement and relocation plans developed in accordance with “Section 104 (d)(1) and (2) of the Act.” The City’s 2015 CDBG program is approved for the demolition of commercial and residential structures. The structures to be demolished are vacant, un-occupied buildings and there will not be any removal of residents.

This item presented by Barbara Burleson, Planning Director

Motion made by McAULIFFE and seconded by RIFFLE to approve the City of Altus Residential anti-Displacement Plan 2015 for the Community Development Block Grant/ Small Cities Set-Aside program.

The Mayor called for the vote recorded as follows:

AYE: Shelton, Riffle, Jencks, Kidwell, McAuliffe, Henry, Martin, Winters, Smiley

NAY: None

Motion carried 9-0

**14. CONSIDER, DISCUSS AND VOTE TO AWARD A CONTRACT TO INTRINSI-CORP. OF MISSOURI TO CREATE A WEB-BASED GLOBAL INFORMATION SYSTEM (GIS) FOR THE CITY OF ALTUS AND FOR ONGOING MAINTENANCE OF THE GIS WEBSITE.**

**BACKGROUND:** Global Information Systems (GIS) have proven their worth many times over as a tool for municipal operations and many municipalities have established GIS programs or have plans to do so. A GIS program combines maps with data bases to produce a visual platform for through which data can be accessed.

A GIS program is simple to use but takes some effort to establish the data and assign the data as attributes to map elements. Once the data has been programmed, GIS will provide rapid access to up-to-date, accurate geographic information and shared data for City staff and departments. With this type of information, service delivery and efficiency improved and better decisions can be made to provide city services. GIS has become an integral part of local governments and plays an important role in cost reduction. GIS maps for the public will be available on the City’s website.

One benefit of a web-based GIS system is the City’s server will not need to be increased. Also, a web-based system has the added advantage of accessibility in the field. Departments using ipads with iworqs software will be able to access the maps while on the job.

This item presented by Barbara Burleson, Planning Director

Motion made by McAULIFFE and seconded by KIDWELL to approve request to award contract to IntrinsiCorp to create and maintain a web-based GIS Program for the City of Altus.

The Mayor called for the vote recorded as follows:

AYE: Shelton, Henry, Riffle, Jencks, Martin, McAuliffe, Winters, Kidwell, Smiley

NAY: None

Motion carried 9-0

**15. CONSIDER, DISCUSS AND VOTE TO APPROVE RESOLUTION NO. 2015- 39 AUTHORIZING AND RENEWING A CONTRACT FOR SERVICES FOR EXPENDITURE OF HOTEL/MOTEL TAX REVENUES BETWEEN THE CITY AND THE ALTUS/SOUTHWEST ECONOMIC DEVELOPMENT CORPORATION (EDC), FOR FY 2015-2016 IN THE ESTIMATED AMOUNT OF \$240,000 FOR THE PURPOSES SET FORTH IN SECTION 27-91 OF THE ALTUS CODE, 1980 (Tourism and Economic development), OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** On Aug 7, 2012, the City and the EDC entered into this contract with the specific language that the “contract would be renewed annually by passage of a resolution.” The purpose of this agenda item is to renew this contract for FY2015-2016. Exhibits include the EDC detailed budget as well as the current EDC Monthly Report to satisfy the requirement giving the City a quarterly detailed report, for the expenditure of these funds, namely 30% to promote tourism and 70% to encourage, promote and foster economic development. (This is a clean-up agenda item).

This item presented by Catherine Coke, City Attorney

Motion made by WINTERS and seconded by HENRY to approve Resolution No. 2015-39 authorizing and renewing a Contract for Services for expenditure of HOTEL/MOTEL TAX REVENUES between the CITY and the Altus/Southwest Area Economic Development Corporation (EDC), for FY2015-2016 in the estimated amount of \$240,000 for tourism and economic development.

The Mayor called for the vote recorded as follows:

AYE: Riffle, Henry, Jencks, Winters, McAuliffe, Martin

NAY: Shelton, Kidwell, Smiley

Motion carried 6-3

**16. CONSIDER, DISCUSS AND VOTE TO AWARD BID #17800 FOR THE ALTUS AIR FORCE BASE MAIN GATE RESURFACING PROJECT TO T&G CONSTRUCTION, INC., 800 SE 1<sup>ST</sup> STREET, LAWTON, OKLAHOMA AS THE LOWEST AND BEST BIDDER AT \$270,520.00, OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** The City of Altus received a Strategic Military Planning Commission Grant through the Oklahoma Department of Commerce grant for the repair and resurfacing of Falcon road from Veterans Drive east to the two bridge structures. The project was advertised on July 5 and July 12, 2015. T&G Construction, Inc. Was the lone responder with an astonishing bid of \$503,886.00. Initial funding available for this project was \$216,000.00.

With the fact that the City of Altus did receive only one response, this did lawfully allow us to price negotiate with the sole bidder. As such, Gary Brickley and Phillip Beauchamp met with T & G representative, Mr. Charles Hargrove on September 17, 2015.

Mr. Hargrove stated that he was aware that the T & G responses was excessive and at that time they were just offering a “courtesy bid” as their construction schedule was fully booked. Since then, the situation has changed and they were open to reconsidering this matter. After some discussion, a negotiated price cut of \$233,366.00 was established making the final construction price of \$270,520.00 Note that the final price includes items of work to make the pavement consistent with Altus Air Force Base construction and for repair for damages caused by the spring rains.

This agreed upon price change will be shown as Change Order #01.

It is the recommendation of the City of Altus and Fox, Dreschler and Brickley /staff to accept the submitted T&G Construction Inc., bid of \$503,886.00 w/Change Order #01 (final construction price of \$270,520.00)

This item presented by Phillip Beauchamp, Engineer Technician

Motion made by HENRY and seconded by RIFFLE to award Bid #17800 for the Altus Air Force Base Main Gate Resurfacing Project to T&G Construction Inc., as the lowest and best bidder at \$270,520.00.

The Mayor called for the vote recorded as follows:

AYE: Jencks, Kidwell, Shelton, Martin, Henry, McAuliffe, Winters, Riffle, Smiley

NAY: None

Motion carried 9-0



**17. CONSIDER, DISCUSS AND VOTE TO AWARD A QUOTE FOR ASBESTOS REMOVAL FROM THE ALTUS SENIOR ACTIVITY CENTER TO NORTHSTAR DEMOLITION & REMEDIATION, INC., 12 OAK DRIVE, SHAWNEE, OKLAHOMA AS THE LOWEST AND BEST QUOTE OF \$15,120.00, OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** The building (221 NPL) that the City of Altus intends to use as the new Altus Senior Activity Center contains asbestos in the pipe insulation and VAT (Vinyl Asbestos Tile) and Mastic. It is necessary to remove this material because of the carcinogenic hazards. Boynton, Williams & Associates, Inc. Has conducted the quote research work and provided the City of Altus with two prospective contractors to abate this hazard.

Engineering Department has conducted follow-up research on the two quotes provided and finds that both are very capable of asbestos abatement but with this project, NorthStar Demo & Remediation has offered the lowest quote amount.

Staff recommends awarding the asbestos removal to NorthStar Demo & Remediation, Inc.

This item presented by Phillip Beauchamp, Engineer Technician

Motion made by SHELTON and seconded by McAULIFFE to award a quote for asbestos removal from the altus Senior Activity Center to NorthStar Demolition & Remediation, Inc. As the lowest and best quote of \$15,120.00.

The Mayor called for the vote recorded as follows:

AYE: Jencks, Kidwell, Shelton, Martin, Henry, McAuliffe, Winters, Riffle, Smiley

NAY: None

Motion carried 9-0

**18. VOTE TO GO INTO EXECUTIVE SESSION AND RECORD AND VOTE ACCORDINGLY.**

Motion made by HENRY and seconded by SHELTON to go into Executive session at 7:21 p.m.

The Mayor called for the vote recorded as follows:

AYE: Shelton, Jencks, Henry, McAuliffe, Winters, Kidwell, Riffle, Martin, Smiley

NAY: None

Motion carried 9-0

**EXECUTIVE SESSION ITEMS:**

**7:21 P.M. TO 11:15 P.M.**

**19. DISCUSS IN EXECUTIVE SESSION THE EMPLOYMENT OF AN INDIVIDUAL EMPLOYED EMPLOYEE, THE CITY MANAGER, AS AUTHORIZED BY SECTION 307 (B)(1) OF TITLE 25 O.S.A.**

**20. CONSIDER ANY MOTIONS AND VOTES RELATING TO THE EXECUTIVE SESSION ITEM(S).**

None

**OUT OF EXECUTIVE SESSION AT 11:15 P.M.**

**ITEM # 19**

**No Action Taken**

**21. REVIEW, DISCUSS AND POSSIBLE ACTION ON OTHER NEW BUSINESS, IF ANY, WHICH HAS ARISEN SINCE THE POSTING OF THE AGENDA AND WHICH COULD NOT HAVE BEEN REASONABLY FORESEEN PRIOR TO POSTING OF THE AGENDA. (25 O.S.A., SECTION 3-111 (9)).**

None

**22. ADJOURN 11:20 P.M.**

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Jack Smiley, Mayor

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Debbie Davis/ Clerk/Treasurer